

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

MICHAEL A. OLSON, SP 2013-SU-047 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of addition 5.1 ft. from side lot line such that side yards total 17.1 ft. Located at 14725 Cranoke St., Centreville, 20120, on approx. 12,658 sq. ft. of land zoned R-3 (Cluster). Sully District. Tax Map 53-2 ((3)) 283. Mr. Hammack moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on September 11, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. It is a minimal reduction.
3. It is an enclosure of an existing carport, the only logical place to complete this sort of construction.
4. The Board has a favorable staff recommendation.
5. The Board has determined that the applicant has presented testimony indicating compliance with subsections 1 through 6 set forth more specifically in the Ordinance.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (344 square feet), as shown on the plat prepared by George M. O'Quinn, L.S. of Dominion

Surveyors Inc., dated October 19, 2012, as submitted with this application and is not transferable to other land.

3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (2,131 square feet existing + 3,197 square feet (150%) = 5,328 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, 30 months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

Mr. Byers seconded the motion, which carried by a vote of 6-0.

A Copy Teste:

Suzanne Frazier

Suzanne Frazier, Deputy Clerk
Board of Zoning Appeals

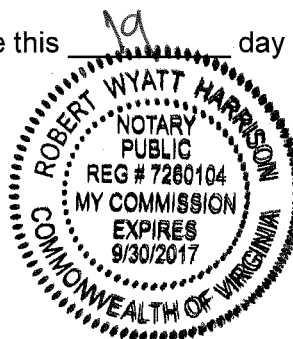
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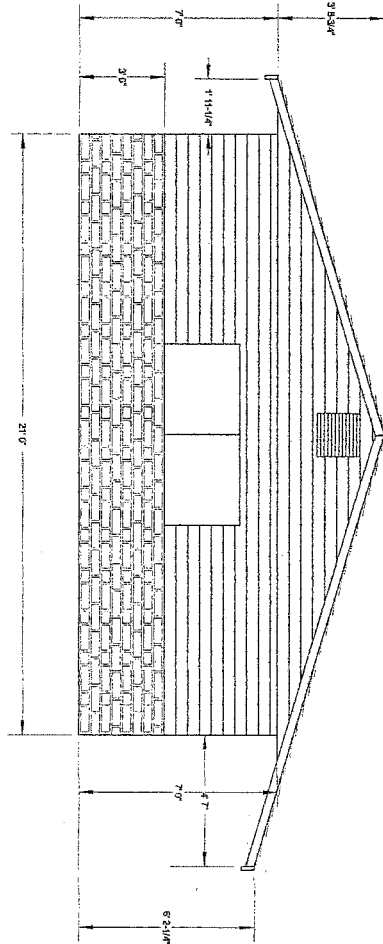
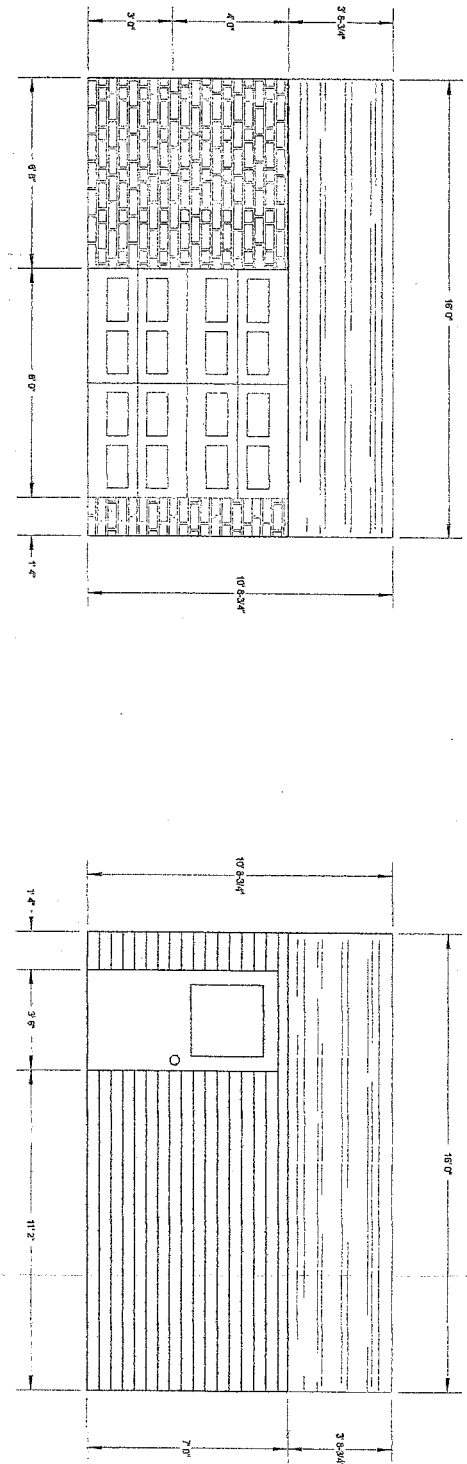
County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 19 day of September, 2013.

Robert Wyatt Harrison
Notary Public

My commission expires: 9-30-2017





NOTE: ALL DIMENSIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY IN FIELD.

CARPORT ENCLOSURE

Mr. Mike Olson
14725 Cranoke Street
Centreville, VA 20120

LLM
4239
ASHLEY
LAURENCE BURLEY
703-729-9276
An Employee-Owned Company

ELEVATIONS

SHEET NO.

S-4

DRAWN BY: L. BURLEY

DATE: 8/10/12

SCALE: AS NOTED

NO. 1

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14725 CRANOKE STREET
CENTREVILLE, VIRGINIA 20120

RECEIVED
Department of Planning & Zoning
APR 15 2013
Zoning Evaluation Division

